

**Housing and Redevelopment Authority
in and for the City of Bloomington**
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Tuesday, January 13, 2015
5:30 PM
Council Chambers

- 1 **Call to order** Thorson called the meeting to order at 5:35 p.m.

- 2 **Approval of Agenda** M/Fossum, S/Carlson to approve the agenda. Motion carried, 3-0.

- 3 **Approval of Minutes** M/Carlson, S/Fossum to approve the minutes of the December 9, 2014 HRA Board meeting. Motion carried, 3-0.

- 4 **Unfinished or
Organizational
Business**

- 4.1 **Administer Oath of
Office to Mike Fossum** Fossum was reappointed to the HRA Board by City Council at their January 5, 2015 meeting. His term will expire December 31, 2019.

 Thorson administered the oath of office to Fossum.

- 5 **New Business**

- 5.1 **Approval – Resolution
Determining the Need
to Acquire Land at 9416
Penn Ave. S.** Hartman explained that staff has negotiated a purchase price of \$107,000 for the foreclosed property at 9416 Penn Avenue South. Demolition and cleanup costs are estimated at \$50,000.

 (Lewis arrived at 5:38 p.m.)

 M/Carlson, S/Fossum to approve the resolution determining the need to acquire real property at 9416 Penn Avenue South for \$107,000 using HRA redevelopment funds. Motion carried, 4-0.

- 5.2 **Approval of new lot
pricing for HRA lots** Hartman reported that staff met with assessing staff to determine values and current sales pricing for the HRA's Single-Family Blighted Property Program lots for sale. Three of the lots have been on the market for several years and staff is proposing to change the asking prices for those lots as well as add two more lots for sale. The prices are adjusted periodically to reflect the market.

Proposed prices recommended by Assessing are shown in the agenda attachment and reflect 105% and 110% of the anticipated 2015 value range.

Hartman explained that staff is discussing different marketing strategies and will step up those efforts in the spring when demolition is complete on two additional lots.

M/Carlson, S/Lewis to approve the revised prices for HRA single-family lots for sale as proposed. Motion carried, 4-0.

5.3 Foreclosure Update

Hartman referred to the agenda attachments showing that the foreclosure rate in Bloomington has dropped to normal levels. He explained that Environmental Health staff will continue to conduct semi-annual inspections of foreclosed homes to determine if they are vacant and if any issues need to be addressed.

A local market report from the Minneapolis Realtor Association was also provided.

Thorson suggested that a housing study update be considered.

5.4 Action Items

Meetings/Agendas

The January 27 HRA Board meeting will be cancelled.

City Council Action

The Council has requested that the HRA begin looking at potential areas for a major redevelopment project. The request coincides with the start of the HRA's planning initiative to determine potential redevelopment sites. Staff will seek input from the Planning Commission and City Council. Carlson suggested that staff also look into the City's Comp, Transportation and other updated plans that could point toward areas that need attention. He noted that there is also interest in focusing on smaller commercial retail developments in neighborhoods where there is potential for mixed-use development including multi-family. Grout will arrange a tour in February to look at potential project areas.

Penn and American

The Penn American District Plan zoning changes were discussed at the Council study meeting on January 12 and will be brought back on January 26. A local developer has a purchase agreement with the owner of four parcels east of the current Phase 2 project. The developer will be meeting with staff to discuss potential redevelopment plans.

Other

Carlson indicated a survey of Bloomington businesses will be done this year and he is hoping it will be insightful from the HRA perspective.

6 Adjournment

M/Lewis, S/Carlson to adjourn the meeting. Motion carried, 4-0. The meeting adjourned at 6:39 p.m.